

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Craig G. Margulies, Esq. (State Bar No. 185925) Craig@MarguliesFaithLaw.com Monsi Morales, Esq. (State Bar No. 235520) Monsi@MarguliesFaithLaw.com MARGULIES FAITH LLP 16030 Ventura Blvd., Suite 470 Encino, CA 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777</p> <p><input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Schaefer Ambulance Service, Inc.</i></p>	<p>FOR COURT USE ONLY</p>
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re: SCHAEFER AMBULANCE SERVICE, INC.,	CASE NO.: 2:19-bk-11809-NB CHAPTER: 11
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/14/2020	Time: 1:00 pm
Location: Courtroom 1545, 255 East Temple Street, Los Angeles, CA	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 12/31/2019

Description of property to be sold:

The estate's right, title and interest in and to the real property commonly known as:
175 Cabrillo Street, Costa Mesa, CA 92627, APN: 425-412-04

Terms and conditions of sale:

The Debtor is providing marketable title to the Property. The sale is otherwise "as-is," "where-is," "with all faults," and without any representations or warranties of any kind and is not subject to contingencies. The sale is subject to overbid at the hearing.

Proposed sale price: \$ 811,000.00

Overbid procedure (if any): Initial overbid \$10,000 above the proposed sale price, with each additional bid in \$5,000 increments. Overbidders must deliver a deposit of \$82,100 by way of cashier's check made payable to "Schaefer Ambulance Service, Inc." and proof of financial ability to close the sale to Debtor's counsel by 5:00 pm on 1/13/2020.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: January 14, 2020
Time: 1:00 p.m.
Place: Courtroom 1545
255 East Temple Street
Los Angeles, California 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Any person who wishes to receive a copy of the Motion can do so by contacting the Debtor's counsel at the address set forth below.

Potential bidders can obtain information about the Property and submit an Overbid (with deposit) to Debtor's counsel:

Monsi Morales, Esq.
MARGULIES FAITH LLP
16030 Ventura Blvd., Suite 470
Encino, CA 91436
Tel: (818) 705-2777
Fax: (818) 705-3777
Email: Monsi@MarguliesFaithLaw.com

Date: 12/24/2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

16030 Ventura Boulevard, Suite 470
Encino, CA 91436

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 12/24/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 12/24/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

JUDGE:

Service on Judge not required per Judge Bason's Procedures (Rev. 8/9/18)

Bankruptcy Clerk's Office: U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/24/2019
Date

Helen Cardoza
Printed Name

/s/ Helen Cardoza
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

ATTORNEY FOR CREDITOR CHILDREN'S HOSPITAL LOS ANGELES: J Scott Bovitz boviz@bovitz-spitzer.com

ATTORNEY FOR CREDITOR LA COUNTY FIRE DEPT.: Jacquelyn H Choi jchoi@raineslaw.com,
bclark@raineslaw.com

ATTORNEY FOR CREDITOR TCF EQUIPMENT FINANCE: Christopher D Crowell ccrowell@hrhlaw.com

ATTORNEY FOR CREDITOR LA COUNTY TREASURER & TAX COLLECTOR: Oscar Estrada
oestrada@ttc.lacounty.gov

ATTORNEY FOR CREDITOR CATHAY BANK: Michael G Fletcher mfletcher@frandzel.com, sking@frandzel.com

ATTORNEY FOR CREDITOR TCF EQUIPMENT FINANCE: Raffi Khatchadourian raffi@hemar-rousso.com

ATTORNEY FOR U.S. TRUSTEE: Dare Law dare.law@usdoj.gov

ATTORNEY FOR DEBTOR: Craig G Margulies Craig@MarguliesFaithlaw.com,
Victoria@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com

ATTORNEY FOR INTERESTED PARTY: Roksana D. Moradi-Brovia roksana@rhmfir.com,
matt@rhmfir.com;rosario@rhmfir.com;janita@rhmfir.com;jhayes@rhmfir.com;susie@rhmfir.com;max@rhmfir.c
om;russ@rhmfir.com;priscilla@rhmfir.com;pardis@rhmfir.com;rebeca@rhmfir.com;david@rhmfir.

ATTORNEY FOR DEBTOR: Monserrat Morales Monsi@MarguliesFaithLaw.com,
Victoria@MarguliesFaithLaw.com;Helen@marguliesfaithlaw.com

ATTORNEY FOR U.S. TRUSTEE: Kelly L Morrison kelly.l.morrison@usdoj.gov

ATTORNEY FOR CREDITOR LESLIE, LOUELLA AND MARLENE MCNEAL: Frances M O'Meara
fomeara@thompsonco.com, mhirot@thompsonco.com;cvillareal@thompsonco.com;emckenzie@thompsonco.com

ATTORNEY FOR INTERESTED PARTY: Valerie Smith claims@recoverycorp.com

United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

ATTORNEY FOR CREDITOR CATHAY BANK: Reed S Waddell rwaddell@frandzel.com, sking@frandzel.com

ATTORNEY FOR CREDITOR CA DEPT OF HEALTH CARE SERVICES: Kenneth K Wang
kenneth.wang@doj.ca.gov, Jennifer.Kim@doj.ca.gov;Stacy.McKellar@doj.ca.gov;yesenia.caro@doj.ca.gov

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